



# Heritage Impact Assessment

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Land at Rookery  
Farm, Monk  
Sherborne

September 2023 | Project Ref 7719A



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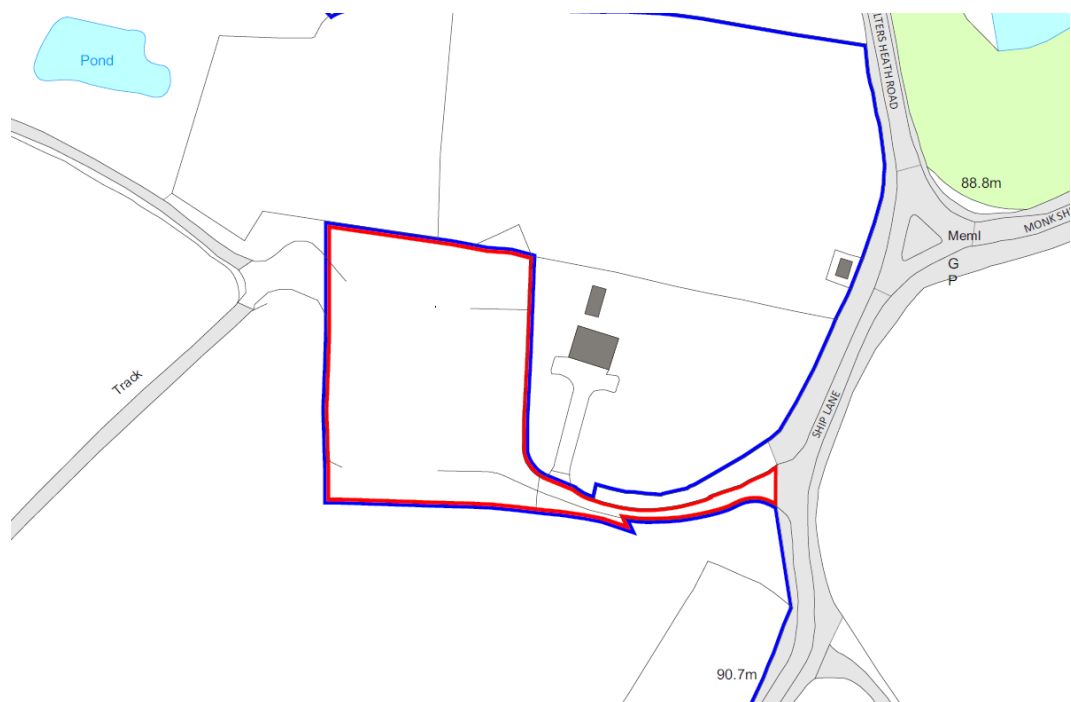
## Appendices

**App. 1 Scale of Harm table (HCUK, 2019)**

**App. 2 GPA3 Assessment: Historic England’s Guidance on Setting**

# 1. Introduction

**1.1** This Heritage Impact Assessment has been prepared by HCUK Group on behalf of The Manydown Company Ltd. It relates to an application for the introduction of a residential development on land at Rookery Farm, Monk Sherborne. Basingstoke and Deane Borough Council (BDBC hereafter) are the determining authority.



*Figure 1: Site location plan*

**1.2** The application site comprises a series of 20<sup>th</sup> century agricultural buildings which are of no heritage value. The site is located within the Monk Sherborne Conservation Area with a number of listed buildings nearby. This most notably includes the grade II listed Rookery Farmhouse which is directly east of the application site and the grade I listed Church of All Saints to the south.

**1.3** In accordance with the requirements of Paragraph 194 of the National Planning Policy Framework (2023) this statement describes the significance of the identified heritage assets.



*Figure 2: Grade II listed Rookery Farmhouse (left) and grade I listed Church (right)*

## The Proposals and Relevant Background

- 1.4** The proposed development entails the demolition of the existing buildings on the site and, in their place, the construction of three new dwellings (1x 4 bedroom house and 2x 3 bedroom houses) in courtyard formation. The existing site access would be maintained and landscaping proposals seek to provide an attractive central yard area, influenced by historic farmyards, with new planting to rear gardens and the site boundaries.
- 1.5** As identified above, aside from being located within the Monk Sherborne Conservation Area, the application site is located within the setting of the grade II listed Rookery Farmhouse and the grade I listed Church of All Saints. The proposals have been based on a thorough understanding of the significance of the identified heritage assets and seek to provide a sensitive residential redevelopment on the site while preserving and enhancing their unique heritage values.
- 1.6** To the east of the application site is also a grade II listed War Memorial. However, this asset is well removed from the site, both experientially and visually, and has therefore been scoped out of this assessment.

## Purpose of this Assessment

**1.7** The purpose of this Heritage Impact Assessment is to assist with the determination of the application by informing the decision takers on the effects of the proposed development on the historic built environment. Value judgements on the significance of the identified heritage assets is presented and the effects of the proposals upon that significance are appraised. Particular regard is given to the provisions of the Planning (Listed Building and Conservation Areas) Act, 1990. The report also sets out how the proposal complies with the guidance and policy of the National Planning Policy Framework (NPPF) 2023 and local planning policy. The site and heritage assets affected have been observed and assessed following a site visit made by the author in March 2023.

## 2. Relevant Planning Policy Framework

- 2.1** The decision maker is required by sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.<sup>1</sup>
- 2.2** There is a broadly similar duty arising from section 72(1) of the Act in respect of planning decisions relating to development within conservation areas.
- 2.3** For the purposes of this statement, preservation equates to an absence of harm.<sup>2</sup> Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset.<sup>3</sup>
- 2.4** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.
- 2.5** The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:
- The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*
- 2.6** Historic England has produced guidance on development affecting the setting of heritage assets in The Setting of Heritage Assets (second edition, December 2017),

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<sup>1</sup> Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137. This principle has recently been confirmed, albeit in a lower court, in R (Wyeth-Price) v Guildford Borough Council.

<sup>2</sup> South Lakeland v SSE [1992] 2 AC 141.

<sup>3</sup> Conservation Principles, 2008, paragraph 84.

better known as GPA3. The guidance encourages the use of a stepped approach to the assessment of effects on setting and significance, namely (1) the identification of the relevant assets, (2) a statement explaining the significance of those assets, and the contribution made by setting, (3) an assessment of the impact of the proposed development on the setting and significance of the assets, and (4) consideration of mitigation in those cases where there will be harm to significance.

**2.7** The NPPF requires the impact on the significance of a designated heritage asset<sup>4</sup> to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 201 and 202 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.<sup>5</sup> The Scale of Harm is tabulated at **Appendix 1**.

**2.8** Paragraphs 201 and 202 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit.<sup>6</sup> Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 201 or 202 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

*Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.*

**2.9** Paragraphs 199 and 200 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

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<sup>4</sup> The seven categories of designated heritage assets are World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefield and Conservation Areas, designated under the relevant legislation.

<sup>5</sup> Bedford Borough Council v SSCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).

<sup>6</sup> The balancing exercise was the subject of discussion in City and Country Bramshill v CCLSG and others [2021] EWCA, Civ 320.



- 2.10** Paragraph 206 of the NPPF notes that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. It goes on to state that proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably. This also relates to paragraph 8 of the NPPF which notes that one of the overarching objectives of the planning system is to protect and enhance the historic environment.
- 2.11** One of the overarching objectives of sustainable development, as expressed in paragraph 8 of the NPPF, is mitigating and adapting to climate change, including moving to a low carbon economy. Historic England has a Climate Change Strategy, and has published Mitigation, Adaptation and Energy Measures. More specifically, Historic England has published a Heritage and Climate Change Carbon Reduction Plan (March 2022). These and similar strategies run in parallel with heritage-specific methodologies relating to the assessment of significance, and the effect of change on significance.
- 2.12** Local planning policy for BDBC is contained within the Adopted Local Plan 2011-2029. Relevant policies to this application are discussed below.
- 2.13** **Policy EM11 The Historic Environment:** This policy notes that all development must conserve or enhance the quality of the borough's heritage assets in a manner appropriate to their significance. It goes on to provide a series of criteria which development proposals must meet in order to be permitted:
- a) Demonstrate a thorough understanding of the significance of the heritage asset and its setting, how this has informed the proposed development, and how the proposal would impact on the asset's significance. This will be proportionate to the importance of the heritage asset and the potential impact of the proposal;*
  - b) Ensure that extensions and/or alterations respect the historic form, setting, fabric and any other aspects that contribute to the significance of the host building;*
  - c) Demonstrate a thorough understanding of the significance, character and setting of conservation areas and how this has informed proposals, to achieve*

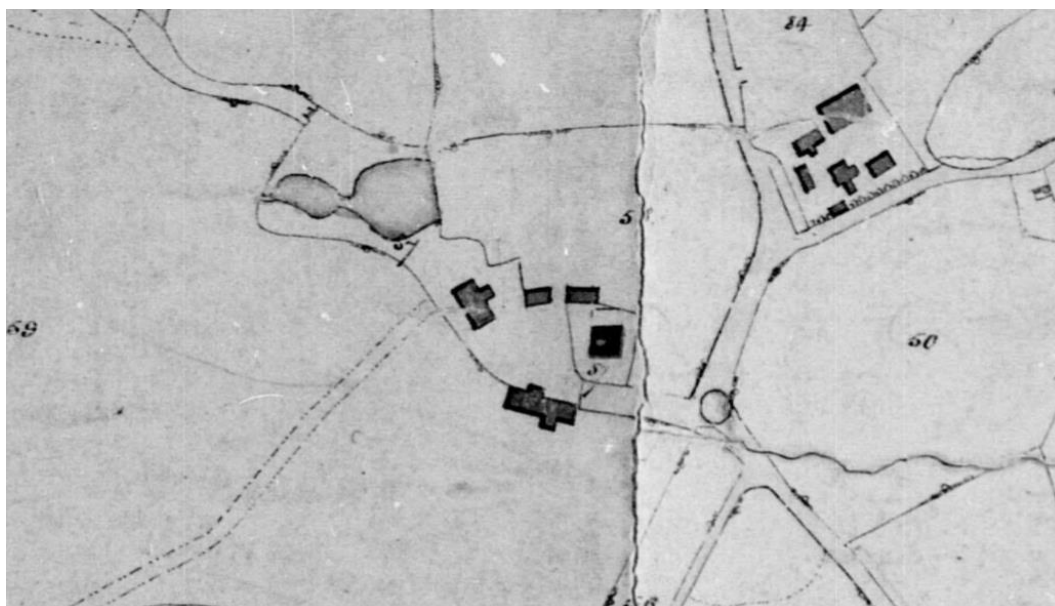
*high quality new design which is respectful of historic interest and local character;*

*d) Conserve or enhance the quality, distinctiveness and character of heritage assets by ensuring the use of appropriate materials, design and detailing; and*

*e) Retain the significance and character of historic buildings when considering alternative uses and make sensitive use of redundant historic assets.*

## 3. Background and Development

**3.1** The first map to show the application site in any details is the 1839 Monk Sherborne Tithe Map (**Figure 4**). This map shows Rookery Farmhouse as a roughly square building with a series of dispersed rectangular structures to its west roughly on the position of the application site. The associated Tithe Apportionment refers to the farm as 'Lower Farm' and shows that it is owned by Thomas Phillips and occupied by a Reverend Lancelot Miles Halton.



*Figure 4: 1839 Monk Sherborne Tithe Map © The Genealogist*

**3.2** The 1896 Ordnance Survey (OS hereafter) map (**Figure 5**) shows a similar arrangement but this demonstrates that the farmyard to the west of Rookery Farmhouse has been notably redeveloped over time with a greater degree of built form present in a more formal courtyard arrangement. The curtilage of the farmhouse appears to have been formally arranged with a central access path.

**3.3** The 1911 OS Map (**Figure 6**) shows a similar arrangement.



Figure 5: 1896 OS Map (surveyed 1894). Reproduced with permission of the National Library of Scotland

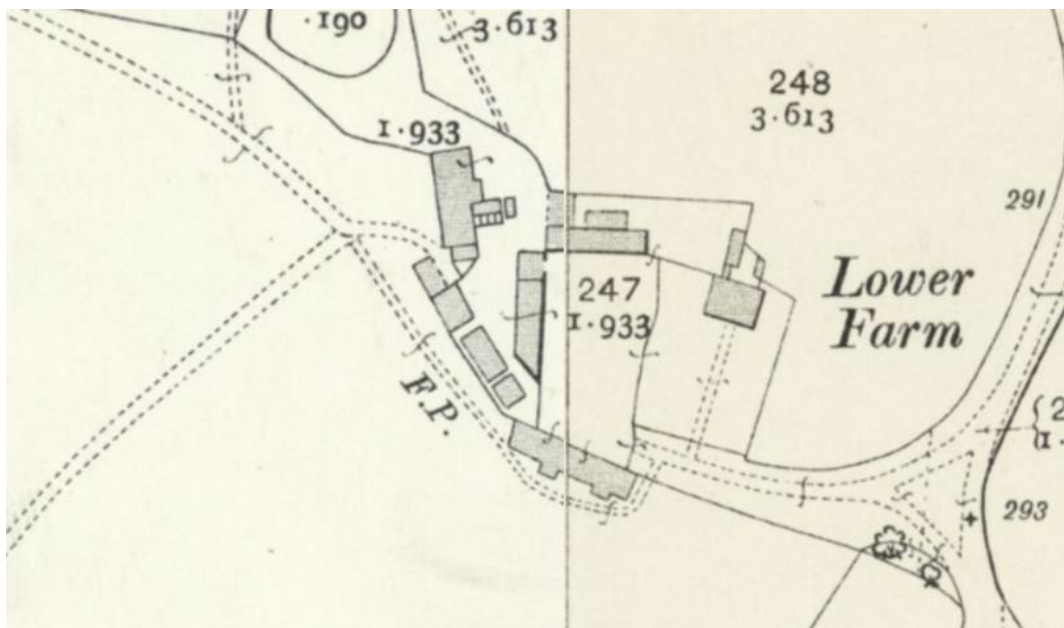


Figure 6: 1911 OS Map (surveyed 1909). Reproduced with permission of the National Library of Scotland

### 3.4

By the time of the 1970 OS Map (**Figure 7**) it is clear that the former historic farmyard on the application site has been entirely redeveloped with a series of large footprint modern barns shown on the map in place of the earlier built form visible.

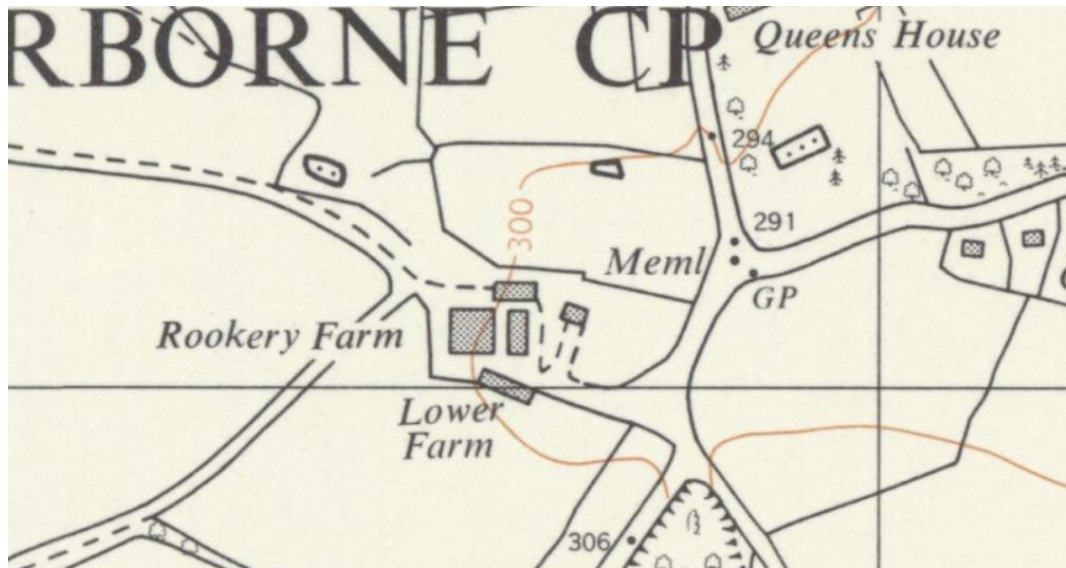


Figure 7: 1970 OS Map (surveyed 1966-1970)

### 3.5

Built form present on the application site today is entirely modern and dates from the mid to late 20<sup>th</sup> century.



Figures 8-11: Modern built form present on the application site

## 4. Statement of Significance

### Assessment of Significance

- 4.1** This chapter of the report establishes the significance of the relevant heritage assets in the terms set out in the NPPF, and comments on the contribution of setting to significance. In accordance with paragraph 194 of the NPPF, the descriptions are proportionate to the asset's significance and are sufficient to understand the nature of any impact the proposals may have upon that significance.
- 4.2** With regards to matters of setting, the identification of the heritage assets equates to Step 1 of GPA3, and the assessment of significance equates to Step 2 of GPA3. Steps 2 and 3 of GPA3 are closely connected, so this chapter should be read in conjunction with Chapter 5 (Heritage Impact Assessment) and with the tabular methodology at **Appendix 2**.
- 4.3** It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain aspects or elements could accommodate change without affecting the Government's objective, which includes the conservation of heritage assets and which seeks to ensure that decisions are based on the nature, extent and level of significance of heritage assets. Change is only considered to be harmful if it erodes an asset's significance. Understanding the significance of any heritage asset affected is therefore fundamental to understanding the scope for and acceptability of change.

### Rookery Farmhouse (grade II)

- 4.4** Rookery Farmhouse (grade II, UID: 1170308) was first designated in October 1984. Its list description is one of the early types for identification purposes only and reads:

*Early C19. Symmetrical facade (south) of 2 storeys, 3 windows. Low-pitched hipped roof, now with pantiles. Red brick walling in Flemish bond, with rubbed*

*flat arches, stone cills. Sashes in reveals. Plain arched doorway, with fanlight and 6 flush-panelled door.*



*Figure 12: Rookery Farmhouse (grade II)*

## 4.5

The significance of the grade II listed building primarily relates to its architectural and historic interest as a good quality early 19<sup>th</sup> century example of a detached modestly scaled farmhouse. The building's materiality (which make use of local red brick) and use of sash and a symmetrical front façade provide interest demonstrating a combination of the area's local vernacular and a degree of Classical influence which was starting to shape more rural built form at the time. While no internal site visit was undertaken as part of this assessment, internal features such as historic elements of plan form and layout and historic elements of fabric (such as fire places, decorative plasterwork, joinery and staircases etc.) would also all contribute to the building's architectural interest. The building's historic interest relates to its illustrative value and the way in which the structure provides evidence as to the architectural, economic, social, domestic and agricultural practices of the period.

- 4.6** As demonstrated by a review of historic mapping contained within Section 3, the setting of Rookery Farmhouse has changed notably over time with regards to the age and character of built form on the application site. The loss of the historic agricultural and ancillary buildings with a traditional dispersed yard formation (as seen on historic maps, **Figures 4-6**) and the introduction of much larger scale agricultural built form of the late 20th century means that the listed building is now somewhat dwarfed in certain views.
- 4.7** While the existing buildings on the application site relate to the 20<sup>th</sup> century farming activities at Rookery Farmhouse, their large scale, industrial character and general poor quality mean that these structures do not contribute to or better reveal the significance of this asset. Instead, due to their scale and dominating effect (specifically in views of the listed farmhouse from the access track and east) they are a feature of the asset's setting found to detract from the ability to appreciate the significance of Rookery Farmhouse (grade II).



*Figure 13: View of Rookery Farmhouse (grade II) in context with the application site (left)*





*Figure 14: View of Rookery Farmhouse (grade II) from the application site*



*Figure 15: View of the application site showing the junction between modern built form and Rookery Farmhouse*



Figures 16 and 17: Views of Rookery Farmhouse (grade II) with a large fence in front

## 4.8

Aside from the application site, the setting of Rookery Farmhouse is found to generally contribute to and better reveal the significance of the asset with key factors being:

- The structure's private grounds and gardens which allow for an intimate appreciation of the building's architectural and historic values;
- The building's relationship with the access track to the south and roads to the east which have a degree of historic longevity and are shown on historic maps;
- The building's group value with the grade I listed church to the south, while not necessarily a clear visual connection, the experiential group relationship of these assets is a positive aspect of their setting.
- The area's general rural character of its surrounding which demonstrate the building's historic nature as a somewhat isolated farmstead on the outskirts of Monk Sherborne and allow the listed building's continued appreciation as such.

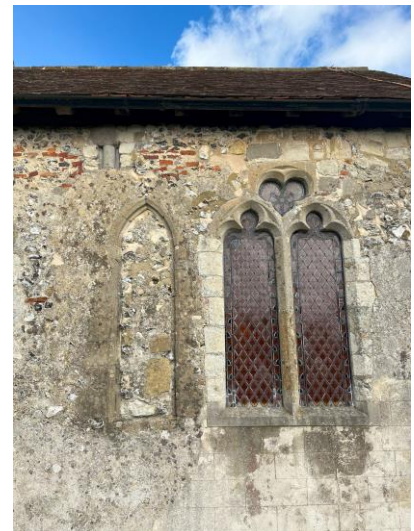
## Church of All Saints (grade I)

### 4.9

Located to the south of the application site on raised ground is the grade I listed Church of All Saints (UID: 1339517) which was first designated in April 1957 with amendments in October 1984. The building's list description, also one of the older

kinds, provides a good description of the asset and its development over time and reads:

*Circa 1140, C14, 1851, 1887. Norman aisleless nave with a short chancel, small C19 vestry, and restoration timber bell turret. The chancel has fragments of early work (suggestion of former apse end to the east wall), including filled windows, with C14 traceried and cusped windows; the round arch rests on cushion and floral caps to attached columns. The nave windows are varied but old, and the north door is Norman with chevron decoration. At the west end of the nave a medieval stair turret now gives access to the bell turret, which has exposed supporting timbers. Fittings include a pulpit of 1651, C17 pews, a round C13 font on 3 new shafts, a C17 communion rail (at the west end) associated with a C15 screen. The C14 north porch is timber-framed with arched entrance, scalloped barge-boards, and tiled roof. Walling is of flint (part laid herring-bone fashion), with stone dressings. The large bell-turret has tile-hanging, with scalloped bands, and a pyramid roof.*



*Figures 18 and 19: Views of the grade I listed Church of All Saints*

#### 4.10

As a grade I listed building, the church is of exceptional heritage value which primarily relates to the special architectural and historic interest of its fabric and form which has seen the building continually develop since the mid 12<sup>th</sup> century. Physical evidence of the changes over time, for example the 14<sup>th</sup> century porch and earlier blocked openings all contribute to the building's heritage value. In addition,

the building is clearly of archaeological interest and spiritual and communal value as a longstanding place of worship.

**4.11** While altered over time, the setting of the grade I listed church generally makes a positive contribution to the significance and special interest of the asset. Key aspects of its setting include:

- Its historic churchyard which provides an intimate arena to appreciate the significance of the church and provides the associated functional grounds with a large number of historic tombs and headstones;
- The generally raised topography of the church in comparison to the adjacent road which provides the structure with a degree of prominence in the streetscape; and
- The general rural character of the asset's surroundings which contribute to an appreciation of the historic longevity of the church as a place of worship within a discrete settlement.



*Figures 20 and 21: Church yard at Church of All Saints*

**4.12** As identified, the application site comprises a series of modern agricultural buildings located c.200m north of the church. These buildings are prominent in views north from the raised level of the church ground. In these views, the large poor quality agricultural buildings clearly detracts from the otherwise rural surroundings of the church.



Figure 22: View from the church ground towards the application site

## Monk Sherborne Conservation Area

**4.13** The Monk Sherborne Conservation Area was designated in 1992 and is supported by a Conservation Area Appraisal (CAA) adopted in 2003. The conservation area centres around the settlement of Monk Sherborne and is roughly linear in shape following the roads of Ramsdell Road, Salters Heath Road and Monk Sherborne Road.

**4.14** The conservation area has developed as a primarily agricultural discrete settlement with a grouping of Rookery Farm and the Church of All Saints to the south and residential built form to the north. The CAA defines the character of the area as:

*The area is characterised by an informal arrangement of vernacular residential buildings interspersed with more modern buildings. The occasional glimpse through gaps in the hedges lining the main road, or between buildings, reveals the surrounding countryside and Monk Sherborne Wood. The dispersed*

*settlement pattern and topography result in a Conservation Area of subtle, but distinctive character.*

- 4.15** Built form in the conservation area contributes to the asset's architectural interest and mainly dates from the 16<sup>th</sup> to 19<sup>th</sup> centuries including a number of timber framed buildings, some of which have been gentrified and re-fronted with polite and Classical facades historically. Materials in the conservation area are from a relatively contained palette including the local vernacular (red brick, tile, thatch and cob).
- 4.16** The quality of the natural landscape within the confines of the conservation area, including the open areas of rural land, hedges that line the streets, trees and the area's topography all contribute to the area's unique heritage values.



*Figure 23: Extract from the Monk Sherborne Conservation Area map showing the location of the application site and its immediate surrounds*

- 4.17** The application site comprises a parcel of land within the conservation area that contains a series of large scale modern agricultural buildings. While relating to the 20<sup>th</sup> century farming activities of Rookery Farm, these buildings (due to their large scale, industrial character and general poor visual quality) do not contribute to or better reveal the significance of the conservation area. The vernacular of space,

arrangement, form and material do not reflect a typical rural agricultural farmstead. In addition, their presence in long views from the church (views which are identified as important within the conservation area) are a detracting feature in an otherwise rural landscape (**Figure 22**).





### 5.3

The courtyard formation of the proposed development follows the historic arrangement of the site (as shown in **Figures 4-6**) and has been designed specifically to relate back to the site's agricultural history. Plot H1 (to the north of the site) is a detached single family dwelling in the form of a traditional barn with projecting gable (emulating threshing doors), weatherboard cladding with a brick plinth and hipped roof (**Figure 25**). Plots H2 and H3 are a pair of detached houses to the eastern edge of the site which have been designed to be reflective of historic rural agricultural workers cottages (**Figure 26**). These units make use of traditional materials and detailing (red brick, clay tile hanging, dormer windows) but retain an agricultural character through the use of weatherboard cladding elements.



*Figure 25: Visual showing the proposed built form at plot H1*



*Figure 26: Visual showing the proposed built form at plots H2 and H3*

## Impact Assessment

**5.4** In accordance with the assessment presented in the preceding section, the existing built form on the application site, comprising various large scale modern agricultural buildings (**Figure 8-11**), does not contribute to or better reveal the significance of the identified heritage assets. Indeed, while relating to the modern agricultural activities of Rookery Farm, the built form could be considered to detract from the listed Rookery Farmhouse (grade II) and conservation area as a result of their large scale, industrial character and general poor quality. While having a generally neutral role within the setting of the grade I listed church, the buildings are a detracting feature in otherwise rural views from the surroundings of this asset.

**5.5** On this basis, the demolition of the existing buildings on the application site would not result in any detrimental effect on the significance of heritage assets but would instead offer a clear opportunity for enhancements within the conservation area, within the immediate surroundings of Rookery Farmhouse and within long views from the Church.

**5.6** As identified above, the site's proposed redevelopment has been carefully considered and based on a thorough understanding of the historic character and use of the site as the former historic farmyard associated with Rookery Farm. This has informed:

- The layout and siting of built form around a yard area which emulates the historic dispersed farmyard present (as seen on historic mapping, **Figures 4-6**);
- The character and form of the proposed dwellings which are high quality in their form and materials while being reflective of historic agricultural norms;
- The landscaping of the yard area which seeks to provide a traditional hard landscaped character with a gravel surface. While some soft landscaping is introduced into the yard this is kept to a minimum; and
- The landscaping outside of the yard area which has sought to reinforce and enhance the site's green and rural characteristics.

- 5.7** This has resulted in a high quality redevelopment scheme which offers a clear aesthetic enhancement over and above the existing built form, reinforcing the area's historic agricultural past and rural characteristics. In this sense the proposed development would represent a clear enhancement with regards to the significance, character and appearance of the Monk Sherborne Conservation Area.
- 5.8** The proposed development also results in a clear enhancement to the significance and setting of the grade II listed Rookery Farmhouse. Importantly, the proposed development would represent an improvement in key views of Rookery Farmhouse (from the south and from within its curtilage) as a result of the greater separating distances (built form is set further away from the listed building) and the lower overall height and higher architectural quality of the proposed development. In this sense the proposed development would be less prominent and dominant than the existing built form within the setting of Rookery Farmhouse and would not compete with or cause distraction from the asset.



*Figure 27: View of Rookery Farmhouse (grade II) in context with the application site (left) which would be materially enhanced as a result of the proposed development*

- 5.9** Key aspects of the setting of the listed building (for example the building's private curtilage, surrounding roads and access tracks and group value with other assets) would be maintained or enhanced as a result of the development and the area's general rural character would be reinforced. The proposed development affects an already developed part of the setting of the listed building. It would reinstate a more appropriate traditional agricultural character on the site which better reveals the historic nature of the site and Rookery Farm. In this sense, the development would in no way isolate (either physically or visually) the asset from its otherwise rural surroundings.
- 5.10** Overall, the proposed development will result in a notable change to the surroundings of Rookery Farmhouse but this would be a wholly positive change which provides high quality residential accommodation on the site influenced by the site's historic agricultural function. The general character of the surroundings of Rookery Farmhouse would also be materially improved. As such, the proposed development is found to entirely preserve and enhance the significance of the listed building, specifically its historic interest as a surviving example of an early 19<sup>th</sup> century farmstead.
- 5.11** The proposed development represents a wholly minor change within the setting and surroundings of the grade I listed Church of All Saints (which is located c.200m south of the site). The general rural character of the asset's setting, key views to it and important aspects of its setting would all be maintained and remain unaffected. However, the proposal would result in a slight positive effect insofar as views towards the site from the raised church ground (which currently feature the detracting large scale and industrial character of the existing built form) would be improved through the addition of high quality agriculturally informed residential accommodation and additional landscaping.



*Figure 22: View from the church ground towards the application site which would be notably improved as a result of the proposed development*

## Summary and Policy Compliance

**5.12** The proposed development is based on an understanding of the character of Rookery Farmhouse (grade II), the Monk Sherborne Conservation Area and the Church of All Saints (grade II), their historic development, significance and where relevant, setting. The proposed development has been informed by this alongside desk based research with the proposals being specifically designed to enhance the character and appearance of the site (and the role it plays within the heritage assets) while providing a high quality residential scheme and being sensitive to, and where possible, enhancing the significance of the assets. In all cases the impact of domestic paraphernalia associated with new dwellings has been considered but the changes to layout, scale and appearance of built form ensures the positive overall effects.

**5.13** A summary of effects is presented below:

- **Rookery Farmhouse (grade II):** While resulting in a change within the setting of the grade II listed farmhouse, the proposals would represent a wholly positive change enhancing the ability to appreciate the structure and its illustrative value and historic legibility as a former farmhouse (i.e. an enhancement with regards to the building's historic interest and the role that plays within the asset's special interest and significance). The building's architectural interest as a good quality early 19th century example of a detached modestly scaled farmhouse would be preserved.
- **Monk Sherborne Conservation Area:** The proposed development would materially enhance the contribution the site currently makes to the conservation area and, overall, preserve the area's special interest which relates to an informal arrangement of historic vernacular and residential buildings set within a dispersed settlement pattern within the surrounding countryside and Monk Sherborne Wood.
- **Church of All Saints (grade I):** The proposals would amount to a minor change within the asset's surrounding which improves the rural character and quality of views from its raised church ground. The significance of the building (which relates to its fabric and form which has seen the building continually develop since the mid 12th century, physical evidence of the changes over time and archaeological interest and spiritual and communal value as a longstanding place of worship) would be entirely preserved.

**5.14** As identified above, the proposals are found to preserve the significance of the assets identified. As such, it is the findings of this report that the proposed works would fall outside of the remit of paragraphs 201-202 of the NPPF insofar as they will not result in any harm to, or loss of significance. In accordance with paragraph 206 of the NPPF, these proposals should therefore be considered favourably by the local planning authority. There would be preservation for the purposes of Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

**5.15** The proposed development is also found to be in accordance with local planning policy EM11 The Historic Environment insofar as the proposals demonstrate a thorough understanding of significance and setting and would conserve and enhance the would quality, distinctiveness and character of heritage assets.

## 6. Conclusions

- 6.1** This Heritage Impact Assessment presents an assessment of significance of Rookery Farmhouse (grade II), the Monk Sherborn Conservation Area and the Church of All Saints (grade I). This is followed by an appraisal of the effects of the proposals upon these heritage assets with consideration given to local and national policy and guidance.
- 6.2** The application site was historically the farm yard associated with Rookery Farmhouse (grade II) and now comprises a series of 20<sup>th</sup> century agricultural buildings which are of no heritage value. Due their scale, industrial character and generally poor quality, the existing built form on the site (and the site's expansive hardstanding) do not contribute to or better reveal the significance of the identified heritage assets.
- 6.3** The proposed development entails the demolition of the existing buildings on the site and, in their place, the construction of three new dwellings (1x 4 bedroom house and 2x 3 bedroom houses) in courtyard formation. The existing site access would be maintained and landscaping proposals seek to provide an attractive central yard area, influenced by historic farmyards, with new planting to rear gardens and the site boundaries.
- 6.4** Section 5 of this report (in conjunction with **Appendix 2**) presents an assessment of the impact of the proposed works on the significance of the identified heritage assets and concludes that while amounting to a change within the conservation area and setting of the listed buildings, this is a wholly positive change which materially improves the character and quality of built form and landscaping on the site and better relates to the site's historic function and associations with the grade II listed Rookery Farmhouse. Overall, the proposed development is found to enhance the significance of both Rookery Farmhouse and the Monk Sherborne Conservation Area and result in a notable improvement to the rural qualities of views north from the raised church grounds.
- 6.5** In summary, the proposed development within the conservation area and setting of listed buildings are considered to be proportionate and compliant with relevant policies contained within Section 16 of the NPPF and relevant local planning policy

and guidance. There would be preservation for the purpose of the decision maker's duty under Sections 66 and 72 of the Planning (Listed Building and Conservation Area) Act 1990.



# Appendix 1

## *Scale of Harm (HCUK, 2019)*

The table below has been developed by HCUK Group (2019) based on current national policy and guidance. It is intended as simple and effect way to better define harm and the implications of that finding on heritage significance. It reflects the need to be clear about the categories of harm, and the extent of harm within those categories, to designated heritage assets (NPPF, paragraphs 201 and 202, and guidance on NPPG).<sup>7</sup>

<b>Scale of Harm</b>	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK, 2019

<sup>7</sup> See NPPG 2019: "Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated." Paragraph 018 Reference ID: 18a-018-20190723.

## Appendix 2

### *GPA3 Assessment: Historic England's guidance on setting*

In assessing the effect of the proposed development on the setting and significance of designated heritage assets, it is relevant to consider how the following factors may or may not take effect, with particular reference to the considerations in Steps 2 and 3 of GPA3. The following analysis seeks to highlight the main relevant considerations.

<b>Relevant Considerations</b>	<b>Rookery Farmhouse (grade II)</b>	<b>Church of All Saints (grade I)</b>
<i>Proximity of the development to the asset</i>	The application site is located directly adjacent (west) of the listed building	The application site is located c.200m north of the application site
<i>Proximity in relation to topography and watercourses</i>	The topography of the site is flat and this is generally true of the wider area aside from the church which is located on higher ground allowing views towards the site. No changes to topography are proposed	
<i>Position of development in relation to key views</i>	Key views of Rookery Farmhouse are possible from within the asset's curtilage and from its south where it's front elevation and heritage values can be best appreciated. The existing built form of the site is appreciable in these views due to its proximity and is somewhat of a distracting feature. The proposed development would represent an improvement to these views as a result of the greater separating distances (built form is set further away from the listed building) and the lower overall height and higher architectural quality of the proposed development	Key views of the Church of All Saints are possible from its immediate surroundings looking at its historic elevations. These views would not undergo any change due to the distances between the church and application site. Views towards the site are possible from the church grounds and the site, at present, detracts from the otherwise rural context of the views. Proposals would remedy this insofar as the proposed development would not be prominent and would be entirely in keeping with the rural character of the views

<i>Degree to which development will physically or visually isolate asset</i>	The proposed development affects an already developed part of the setting of the listed building. It would reinstate a more appropriate traditional agricultural character on the site which better reveals the historic nature of the site and Rookery Farm. The development would in no way isolate (either physically or visually) the asset from its otherwise rural surroundings	The proposed development would reinforce the rural surroundings of the church and would not, either physically or visually, isolate the asset
<i>Prominence, dominance and conspicuousness</i>	Due to the design of the development and various factors noted elsewhere in the table, the proposed development would be less prominent and dominant than the existing within the setting of Rookery Farmhouse	The proposed development would only reduce the prominence of the application site in the setting of the listed church
<i>Competition with or distraction from the asset</i>	For the reasons identified above, the proposals would not result in any competition with or distraction from the asset. Indeed, there would be an improvement over and above the current arrangement	
<i>Dimensions, scale, massing, proportions and materials and design</i>	The proposed development has been designed to reflect the historic farm yard arrangement on the site with built form of a reduced footprint, massing and scale in comparison to the existing. Architecturally, the built form is reflective of the area's rural character and picks up on the site's farming past with traditional materials and appropriate landscaping	
<i>Introduction of movement or activity</i>	The proposed development would result in a change to the movement and activity on the site but this is not found to result in any harm to the significance of the grade II listed building	The introduction of a residential use on the site would result in a change to the site's activity and movement but due to the separating distances (c.200m) this would not result in any effect on the asset's significance
<i>Diurnal or seasonal change</i>	Matters of diurnal and seasonal change have been factored into the wider assessment	
<i>Change to built surroundings and spaces</i>	The proposed development will result in a notable change to the	The proposed development would result in only a wholly minor

	<p>surroundings of Rookery Farmhouse but, as identified elsewhere in this table, this is a wholly positive change which provides high quality residential accommodation on the site influenced by the site’s historic agricultural function</p>	<p>change within the building surroundings of the grade I listed church. As identified elsewhere in this table, that change is a positive one due to the replacement of existing large scale and detracting built form with high quality agriculturally inferred residential accommodation</p>
<p><i>Change to skyline, silhouette</i></p>	<p>The proposed development would not result in any change to the skyline or silhouette of the grade II listed farmhouse</p>	<p>The proposed development would not result in any change to the significant skyline or silhouette of the grade I listed church</p>
<p><i>Change to general character</i></p>	<p>The general character of the surroundings of Rookery Farmhouse would be materially improved as a result of the development which would remove the poor quality existing built form and introduce a high quality agriculturally influenced development with reflects the site’s historic function</p>	<p>The proposals would not result in any material change to the general character of the church but would result in an improvement in views from the church which currently take in the detracting character of the site</p>

## *Standard Sources*

<https://maps.nls.uk>

<https://historicengland.org.uk/listing/the-list>

[www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)

<http://magic.defra.gov.uk>

[www.history.ac.uk/victoria-county-history](http://www.history.ac.uk/victoria-county-history)

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). Historic England (2017 edition)

Planning (Listed Buildings and Conservation Areas) Act, 1990

National Planning Policy Framework, 2021

National Planning Practice Guidance, 2019

Conservation Principles, Policies and Guidance, Historic England (2008)